



Willow Lake Technology Center

3500 WILLOW LAKE BOULEVARD, VADNAIS HEIGHTS, MN 55110

- Up to 21,806 SF Contiguous Space
 - Office: 2,844 SF
 - Warehouse: 18,962 SF
 - Divisible to: 10,586 SF
- Office Net Rent: \$12.00 PSF
- Warehouse Net Rent: \$6.85 PSF
- 2024 Est. Operating Expense: \$5.28 PSF
- 18' + Clear Height
- Four (4) Dock Doors
- Located off of I-35E just North of I-694
- Fully Air-Conditioned and Sprinkled
- Area Amenities Include: Target, Walmart, Jimmy's Grille, Comfort Suites, Vadnais Sports Complex, and other retail shops

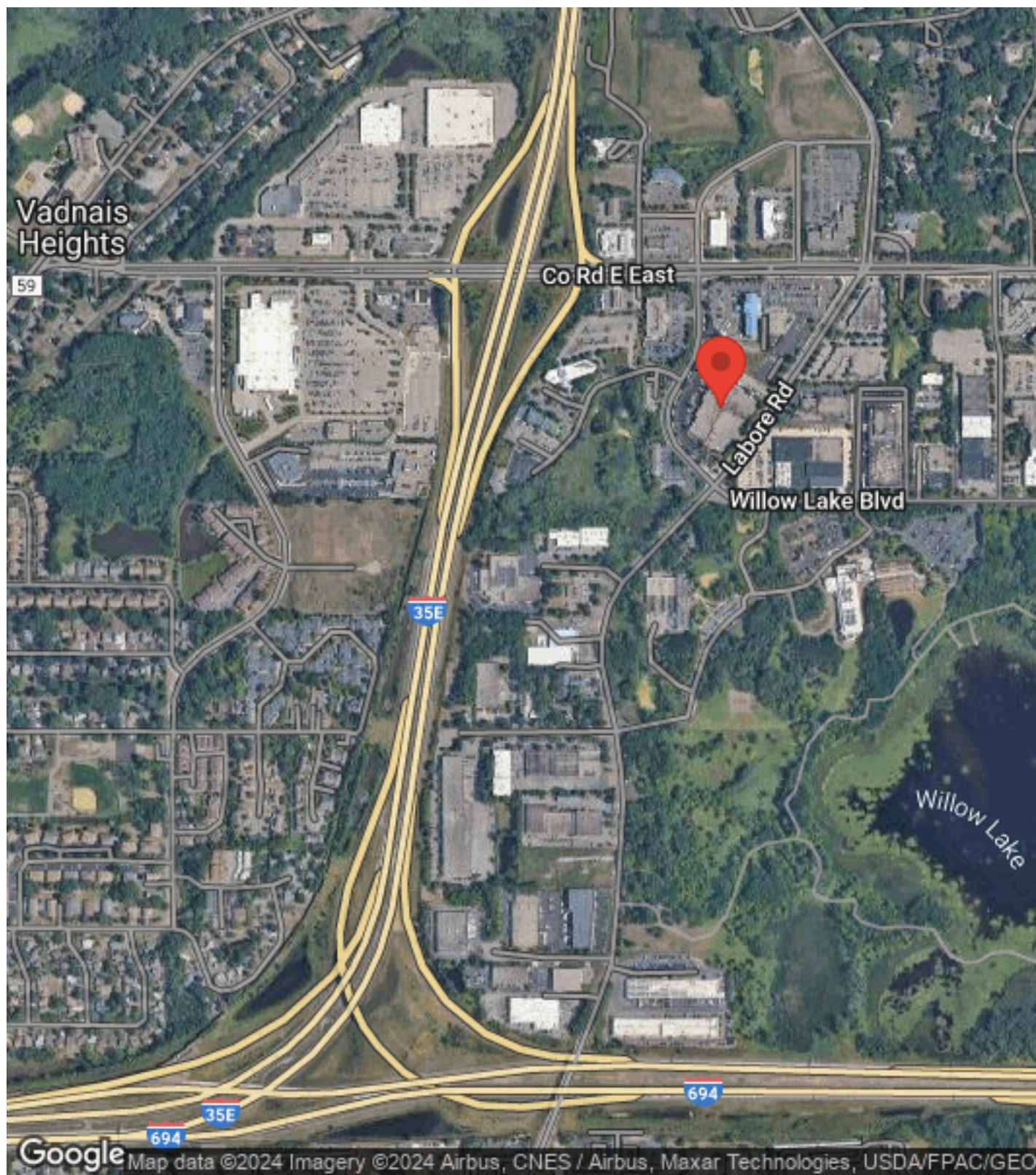
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AERIAL MAP

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